



### 3 bed end of terrace house to buy in SR8

Hale Rise, Peterlee, Durham, SR8 5HD

# £99,000

 x 3  x 1  x 1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ Modern Kitchen and Bathroom
- ✓ Enclosed Rear Garden
- ✓ Turnkey ready
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to introduce to the market this splendid three-bedroom end of terrace house, situated in the heart of Peterlee. This home perfectly blends comfort and modernity for the perfect Residential Sale opportunity.

The spacious interior boasts of three generously proportioned bedrooms, all of which are elegantly presented. The bedrooms present an idyllic sanctuary, radiating a tranquil yet stylish ambience with plenty of room for rest and relaxation.

At the heart of the house is the sophisticated reception room which provides an exemplary setting for both relaxation and entertaining. The room is awash with plenty of natural light, giving the space an uplifting feel that complements the welcoming environment.

The modern kitchen is thoughtfully designed with quality fittings and fixtures throughout. It promises to be a haven for home-cooked meals and those who find joy in cooking. The kitchen's sleek, modern design perfectly combines style and functionality, resulting in the ideal space for preparing meals and entertaining guests.

The house also boasts a chic contemporary bathroom with ultra-modern features that enhances the serene atmosphere of the property. Clean lines coupled with top-grade fixtures create a hassle-free and luxurious bathing experience.

To top it all off, this house benefits from an enclosed rear garden, offering a delightful world of your own to enjoy the outdoors. Whether you're a seasoned gardener or just love to spend time outside, this space is ideal for any nature lover.

Located in Peterlee, living here would mean you're right amidst a thriving neighbourhood and conveniently close to local amenities. This home is definitely a must-view for anyone looking for a unique blend of modern style and comfort.

This exceptional end of terrace house, with its attractive features and prime location, represents an ideal opportunity that simply cannot be overlooked. So why wait? Arrange a viewing with us at Pattinson Estate Agents today!

Council Tax Band: A

Tenure: Freehold

Price: £99,000

Property Type: End of terrace house

Parking: On Street

Heating: Gas

## Front Exterior



## Living Room

4.60m x 3.00m (15'1" x 9'10")

Lovely light and spacious room with french doors to rear garden.



## Kitchen

4.10m x 2.70m (13'5" x 8'10")

This modern kitchen has loads of base and wall units for storage.



## Bathroom

3.10m x 1.80m (10'2" x 5'10")

Modern white suite with vanity sink unit, w.c and shower over bath.



## Bedroom 1

4.60m x 3.00m (15'1" x 9'10")

Double bedroom.



## Bedroom 2

4.30m x 2.10m (14'1" x 6'10")

Second double bedroom.



## Bedroom 3

3.30m x 2.50m (10'9" x 8'2")

Third double bedroom.

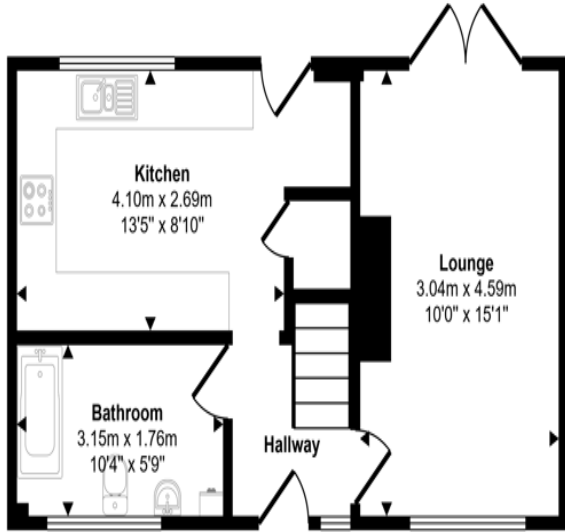


## Rear Garden

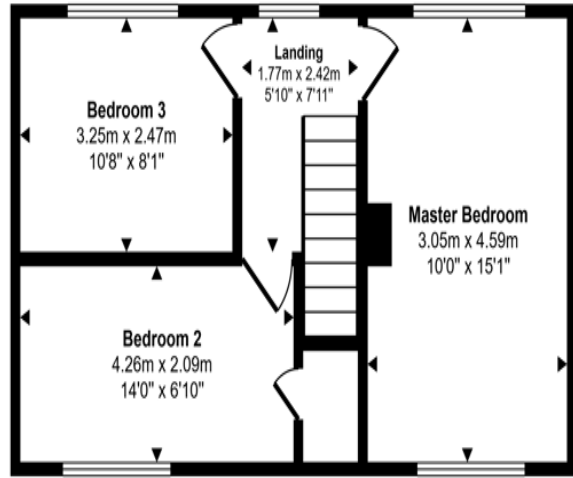
Large enclosed garden with patio area for entertaining, the rest is laid to lawn.



Approx Gross Internal Area  
77 sq m / 831 sq ft



Ground Floor  
Approx 38 sq m / 411 sq ft



First Floor  
Approx 39 sq m / 420 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hale Rise, Peterlee, Durham, SR8 5HD

Contact your local branch today for more information on this property:

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

